A.C. Davis High School Modernization Project

State of Washington
Capital Projects Advisory Review Board (CPARB)
Project Review Committee (PRC)

Application for Project Approval

submitted by
Yakima School District No. 7

State of Washington
Capital Projects Advisory Review Board (CPARB)
Project Review Committee (PRC)

APPLICATION FOR PROJECT APPROVAL

TO USE THE
GENERAL CONTRACTOR/CONSTRUCTION MANAGER (GC/CM)
or DESIGN-BUILD (D-B) ALTERNATIVE CONTRACTING PROCEDURE

The CPARB PRC will only consider complete applications: Incomplete applications may result in delay of action on your application. Responses to Questions 1-8 and 10 should not exceed 20 pages (font size 11 or larger). Provide no more than six sketches, diagrams or drawings under Question 9. ***(Note: A Public Body that is certified to use the GC/CM procedure and is seeking approval to use this procedure on a GC/CM project with a total project cost of less than $10 million is not required to submit information for Questions 7 or 8.)***

1. Identification of Applicant

(a) Legal name of Public Body (your organization):
Yakima School District No. 7

(b) Address:
104 North Fourth Avenue
Yakima, WA 98902

(c) Contact Person Name: **Scott Izutsu**
Title: **Assistant Superintendent, Business Support Services**

(d) Phone Number: **509.573.7040**
Fax: **509.509.7185**
E-mail: **Izutsu.Scott@yakimaschools.org**

2. Brief Description of Proposed Project

Please describe the project in no more than two short paragraphs.

The project includes the modernization of approximately 180,450 square feet that encompasses four separate buildings; kitchen/commons, auditorium/classrooms, general classrooms and a gymnasium that will become a career and technical education building. The new and new in lieu additions include approximately 114,000 square feet and three stories of additional classroom, technology and computer labs, science labs, library, administration, and a gym/athletic facility . Modernizations include new HVAC, plumbing fixtures, water and waste distribution, electrical distribution, lighting, data distribution, fire alarms, energy updates, seismic upgrades, elevators for disabled access, fire sprinkler code upgrades, hazardous materials abatement and interior wall reconfigurations.

Site work includes a new bus loading area, student parking, teacher/visitor parking and community use parking adjacent to the new gym/athletic facility. Landscaping will be added along with hard surface plazas and student gathering areas.

3. Projected Total Cost for the Project:

Note: By law, the D-B contracting procedure cannot be used unless the total cost of the project is over $10 million. Although there is no total project cost requirement for using the GC/CM contracting procedure, every applicant must provide the information requested in Question 3.

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	$ 7,253,834
Estimated project construction costs:	$ 60,882,477
Equipment and furnishing costs	$ 4,328,000
Off-site costs	$ 500,000
Contract administration costs (owner, cm etc)	$ 2,500,000
Other related project costs (permits, contingency, WSST)	$ 8,948,547
Total (*with sales tax & contingency)*	**$ 84,412,858**

B. Funding Status

Please describe the funding status for the whole project.
(If funding is not available, please explain how and when funding is anticipated)
Project is to be funded through OSPI State Match Assistance $50,887,000 and debt financing of $38,612,000. State Match and Debt financing is scheduled to be secured by July, 2012.

4. Anticipated Project Design and Construction Schedule

Please provide:

- The anticipated project design and construction schedule, including (1) procurement; (2) hiring consultants if not already hired; and (3) employing staff or hiring consultants to manage the project if not already employed or hired. *(See Attachment B for an example schedule.)*

Project Milestones:

	A.C. Davis High School Modernization
Retain Architect	**September 2010**
Retain Project Manager	**May 2011**
Retain GC/CM	**July 2011**
Complete SD	**April 2011**
Permit Submittal	**May 2012**
Complete CD & Bid Documents	**June 2012**
Receive Permit	**July 2012**
Negotiate GMP	**June 2012**
Start Construction	**September 2012**
Complete Construction	**June 2015**

***See Attachment "A" Project Schedule for additional information.**

- If your project is already beyond completion of 30% drawings or schematic design, please list compelling reasons for using the GC/CM or D-B contracting procedure.

  The project is unique in that the site is in an urban setting with limited space for interim housing, contractor staging and lay-down areas and emergency vehicle circulation. Therefore, the project is a perfect candidate for the GC/CM process as it will be critical to have the GC on-board to assist with the development of a phasing plan that will limit interruption to teaching and learning, provide needed fire-life safety access and result in being good neighbors to the surrounding community.

5. Why the GC/CM or D-B Contracting Procedure is Appropriate for this Project

Please provide a detailed explanation of why use of the contracting procedure is appropriate for the proposed project. Please address the following, as appropriate:

For GC/CM projects:

1. If implementation of the project involves complex scheduling, phasing, or coordination, what are the complexities?
2. If the project involves construction at an existing facility that must continue to operate during construction, what are the operational impacts on occupants that must be addressed? . *(Please identify functions within the existing facility which require relocation during construction and how construction sequencing will affect them. As part of your response you may refer to the drawings or sketches that you provide under Question 9.)*
3. If involvement of the GC/CM is critical during the design phase, why is this involvement critical?
4. If the project encompasses a complex or technical work environment, what is this environment?
5. If the project requires specialized work on a building that has historical significance, why is the building of historical significance and what is the specialized work that must be done?

The A.C. Davis High School project is appropriate for the GC/CM contracting procedure for the following reasons:

The project involves construction at an existing facility that must continue to operate during construction.

The work environment is very challenging as the campus is in a highly urban setting with main arterial roads surrounding the site and staging areas are limited. The new additions are located adjacent to existing classrooms and the major modernization and reorganization of functioning educational spaces involve the entire campus. The work includes demolition, ACM abatement and construction in and around areas that must be accessed around the clock by school staff and students. The work areas in the existing portions of the school are very busy, constricted, and congested with ongoing daily activities in support of all school operations.

With student, staff and community safety of the upmost importance the GC/CM delivery method will help ensure operational impacts are minimized.

GC/CM involvement during the design phase is critical.

Effectively planning and executing phased modernization projects rely on a clearly developed and communicated Phasing Plan to communicate to all project participants the specific scope, boundaries, constraints and contingency plans for each discreet phase of the project. Leading the development of the phasing plan will be the primary role of the GC/CM during the pre-construction phase. The Phasing Plan will detail the precise steps needed by each sub-trade, school maintenance staff and others to effectively and safely complete each phase.

GC/CM delivery greatly enhances the accuracy of phased delivery reducing the risk to students and staff and reducing the risks of unforeseen costs due to flawed phasing plans.

The project involves a complex and technical work environment.

Existing utilities, HVAC, and power systems will be integrated into the new addition. This work will require technical shutdowns to existing systems that are a life safety concern to the students and staff. The GC/CM delivery method will allow for teaming with an

experienced school construction contractor to provide the adequate management necessary to ensure student and staff safety when integrating technical infrastructure.

6. Public Benefit

In addition to the above information, please provide information on how use of the GC/CM or D-B contracting procedure will serve the public interest. For example, your description must address, but is not limited to:

- How this contracting method provides a substantial fiscal benefit; or
- How the use of the traditional method of awarding contracts in a lump sum (the "design-bid-build method") is not practical for meeting desired quality standards or delivery schedules.

GC/CM provides substantial public benefit over traditional design-bid-build by:

Producing a highly efficient, accurate phasing plan by engaging the expertise of the contractor who will actually be performing the work. The GC/CM will study the existing conditions, the desired scope of work, and the unique scheduling constraints of the school to build the most efficient phasing plan possible for the campus modernization and additions project and communicate this information to all parties involved.

In a GC/CM selection, we plan to weigh the selection criteria heavily toward contractor staffing, particularly the superintendent.

Providing better coordination with equipment purchases including technology, special education, science lab and career and technical education equipment. This includes MEP coordination, vendor coordination, timing, rough-in, delivery, off-loading and storage. Communicating the need for this level of coordination on a design-bid-build method is complex and very difficult to enforce with uncooperative contractors.

Reducing the risk of service disruptions during construction by allowing the contractor to carefully plan the work ahead of time including selective demolition to expose critical utilities and possible hazardous materials.

Improving the efficiency of utility routing in crowded interstitial spaces. The GC/CM will have the opportunity to assist the design team with utility routing during the pre-construction phase—a step not readily available in traditional design-bid-build.

7. Public Body Qualification

Please provide:

- A description of your organization's qualifications to use the GC/CM or D-B contracting procedure.

- A ***Project*** organizational chart, showing all existing or planned staff and consultant roles. *Note: The organizational chart must show the level of involvement and main responsibilities anticipated for each position throughout the project (for example, full-time project manager). If acronyms are used, a key should be provided. (See Attachment C for an example.)*

- Staff and consultant short biographies (not complete résumés).

- Provide the ***experience and role on previous GC/CM or D-B projects*** for each staff member or consultant in key positions on the proposed project. (*See Attachment D for an example.)*

  The qualifications of existing or planned for project manager and consultants. *Note: For design-build projects, you must have personnel who are independent of the design-build team, knowledgeable in the design-build process, and able to oversee and administer the contract.*

- The qualifications of an interim project manager until your organization has employed staff or hired a consultant as the project manager. Also indicate whether sufficient funds are available for this purpose and how long it is anticipated the interim project manager will serve. *Note: This information is required only if your organization has yet to select a project manager at the time of application.*

- A brief summary of the construction experience of your organization's project management team that is relevant to the project.

- A description of the controls your organization will have in place to ensure that the project is adequately managed.

- A brief description of your planned GC/CM or D-B procurement process.

- Verification that your organization has already developed (or provide your plan to develop) specific GC/CM or D-B contract terms.

Yakima School District No. 7 has assembled an outstanding, experienced team of consultants and legal experts to manage all aspects of the GC/CM delivery process including the RFP process, pre-construction services, negotiating the MACC, handling contingencies, negotiating change orders and closing out the project. For the team organizational chart see **Attachment B.**

The Project Team

Scott Izutsu

Assistant Superintendent, Business Services
Mr. Izutsu will serve as the district representative responsible for the overall project.

Dick Loofburrow, AIA

Principal In Charge Architect
Mr. Loofburrow has over thirty-five years experience in the planning, design and project management of schools in this region. His projects include both public and private work delivered via guaranteed maximum / negotiated work and traditional design / bid / builds projects. Loofburrow Wetch Architects work ranges from school remodeling and expansion to master planning and facility replacements.

Mr. Loofburrow will serve as the Principal-In-Charge at Loofburrow Wetch Architects. His firm has worked closely with Yakima School District for over 28 years, from Long-Term Facilities Planning and Study and Survey to the Design and Construction Management of 14 Yakima School District facilities.

Project	Project Value	Task Performed	Occupancy
Chiawana High School	$64,487,000	Principal	July 2009
Toppenish High School	$17,100,000	Principal	Sept. 2009
Sunnyside High School	$44,000,000	Principal	August 2013
Union Gap K8	$15,599,911	Principal	Nov. 2009
Sun Valley Elementary	$8,258,000	Principal	Sept. 2008
East Valley Middle School	$12,200,000	Principal	July 2009
Cashmere Middle School	$12,300,000	Principal	July 2007

Gary A. Wetch, AIA

Manageing Principal Architect
Mr. Wetch is a licensed architect in Washington and Oregon with over 20 years of experience in building design and production of construction documents for educational and commercial facilities from pre-design and/or programming to construction documents to contract administration and construction observations. Mr. Wetch will oversee the project during the constructability and construction phase.

Project	Project Value	Task Performed	Occupancy
Chiawana High School	$64,487,000	Project Manager	July 2009
Toppenish High School	$17,100,000	Project Manager	Sept. 2009
Sunnyside High School	$44,000,000	Project Manager	August 2013
Union Gap K8	$15,599,911	Project Manager	Nov. 2009
Sun Valley Elementary	$8,258,000	Project Manager	Sept. 2008
East Valley Middle School	$12,200,000	Project Architect	July 2009
Cashmere Middle School	$12,300,000	Project Architect	July 2007

David Peterson

Project Architect

David Peterson has been with Loofburrow since 1993. His experience includes a leadership role in eight (8) modernizations/additions school projects and ten (10) new school projects. As a project architect, David has been involved with development of educational specifications, building design, specifications and production, and coordination and integration of building systems in existing structures with our consultants. Also, Loofburrow's practice is that project architects take their project from the design phase through the bidding/construction phases and the close-out and warranty process, so David is well experienced with the bidding process, addenda, contracts, construction observation, project close-out and the necessary attention and follow up during the warranty period.

Project	Project Value	Task Performed	Occupancy
Chiawana High School	$64,487,000	Project Architect	July 2009
Toppenish High School	$17,100,000	Project Architect	Sept. 2009
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East Valley Middle School	$12,200,000	Project Architect	July 2009
Cashmere Middle School	$12,300,000	Project Architect	July 2007

Chuck Doan

Maintenance and Operations Director

Mr. Doan will oversee and manage the facilities staff, operations and functions for the construction of various capital improvement projects as assigned. He will also assist in preparation of bid, contract and project management documents and procedures, and prepare reports on the status and progress of construction projects.

Mr. Doan has 20 years experience in commercial construction, where he has held various positions from general contractor to owner's representative, and school district construction of major and minor capital improvement projects. He has held his current position as Maintenance and Operations Director for 5 years.

Jim Wright

Construction and Planning Principal

Mr. Wright will oversee planning of interim moves of staff and students, provide updates to school administrators and staff, lead the FFE procurement process and act as the liaison between the construction team and the school district administration and school staff

Richard Prentke

Attorney

Mr. Prentke is a partner in the Seattle office of Perkins Coie and chair of its national construction practice. He has practiced with the firm for three decades. He and his colleagues have represented public entities in hundreds of Washington projects. He has been involved with two of the largest "Alternative Public Works" projects in the state, serving as construction counsel to the Seattle Symphony for its design/build concert hall project in downtown Seattle and to the Seattle Mariners for their GC/CM stadium project. He has also represented private owners in billions of dollars of private GC/CM contracts.

Mr. Prentke has been an arbitrator with the American Arbitration Association and the King County Superior Court. He is a member of the ABA Construction Law committee and a former board member of the Washington State Bar Association's Public Procurement and Construction Law Section. He is a frequent speaker on construction law issues, is often involved in legislative matters relating to construction, and is editor of the School Construction Law Deskbook.

Organizational Controls

The District has established project controls and reporting systems to effectively manage, the scope, schedule and budget for the projects. The District will utilize standard project budgeting tools and project management websites to manage communications and monitor progress. Budget tracking tools will establish the overall detailed budget to be approved by the School Board of Directors and then track actual expenses and forecast future costs. Schedule progress will be tracked against the master schedule.

Planned GC/CM Process

The school district is planning on utilizing a modified AIA121/CMC owner agreement along with modified AIA201 general conditions developed in close coordination with legal counsel. In addition, the school district is planning on a comprehensive Pre-Construction Services scope of work and General Requirements (Division 01) that will be coordinated thoroughly with the modified AIA documents for the GC/CM construction procurement within Washington State.

Preparation of the GC/CM RFP and selection process will be based on a standard form and modified with the latest lessons learned from other public owners. This process will include selection criteria, interviews and final selection evaluations.

The roles and responsibilities of the owner, construction management team, architect, and the GC/CM are defined and coordinated through a number of responsibilities and contractual requirements.

Documents
Management of the scope, phasing and budget of the project will be of the utmost importance to the team in managing and controlling the project. Regular cost estimates by the architect and GC/CM throughout the process will be completed and reconciled at each major design phase.

Upon agreement of MACC the project manager along with the GC/CM will regularly evaluate the documents to determine changes to the project which could adversely affect the MACC as set forth in the agreement. At every level of design the design team will forward a list of all changes made to determine their impacts, however, by thoroughly analyzing changes as we go impacts should be minimal.

8. Public Body (your organization) Construction History:

Provide a matrix summary of your organization's construction activity for the past six years outlining project data in content and format per the attached sample provided: *(labeled Att. 'E')*

- Project Number, Name, and Description
- Contracting method used
- Planned start and finish dates
- Actual start and finish dates
- Planned and actual budget amounts
- Reasons for budget or schedule overruns

Please refer to Attachment C.

9. Preliminary Concepts, sketches or plans depicting the project

To assist the PRC with understanding your proposed project, please provide a combination of up to six concepts, drawings, sketches, diagrams, or plan/section documents which best depict your project. In electronic submissions these documents must be provided in a PDF or JPEG format for easy distribution. Some examples are included in attachments E1 thru E6. At a minimum, please try to include the following:

- A overview site plan (indicating existing structure and new structures)
- Plan or section views which show existing vs. renovation plans particularly for areas that will remain occupied during construction.

Note: applicant may utilize photos to further depict project issues during their presentation to the PRC

Please refer to Attachment D.

10. Resolution of Audit Findings On Previous Public Works Projects

The District has had no audit findings.

Caution to Applicants

The definition of the project is at the applicant's discretion. The entire project, including all components, must meet the criteria to be approved.

Signature of Authorized Representative

In submitting this application, you, as the authorized representative of your organization, understand that: (1) the PRC may request additional information about your organization, its construction history, and the proposed project; and (2) your organization is required to submit the information requested by the PRC. . You agree to submit this information in a timely manner and understand that failure to do so shall render your application incomplete.

Should the PRC approve your request to use the GC/CM or D-B contracting procedure, you also understand that: (1) your organization is required to participate in brief, state-sponsored surveys at the beginning and the end of your approved project; and (2) the data collected in these surveys will be used in a study by the state to evaluate the effectiveness of the GC/CM or D-B process. You also agree that your organization will complete these surveys within the time required by CPARB

Signature_____

Name (please print): Scott Izutsu

Title: Assistant Superintendent, Business Support Services

Date: April 29, 2011

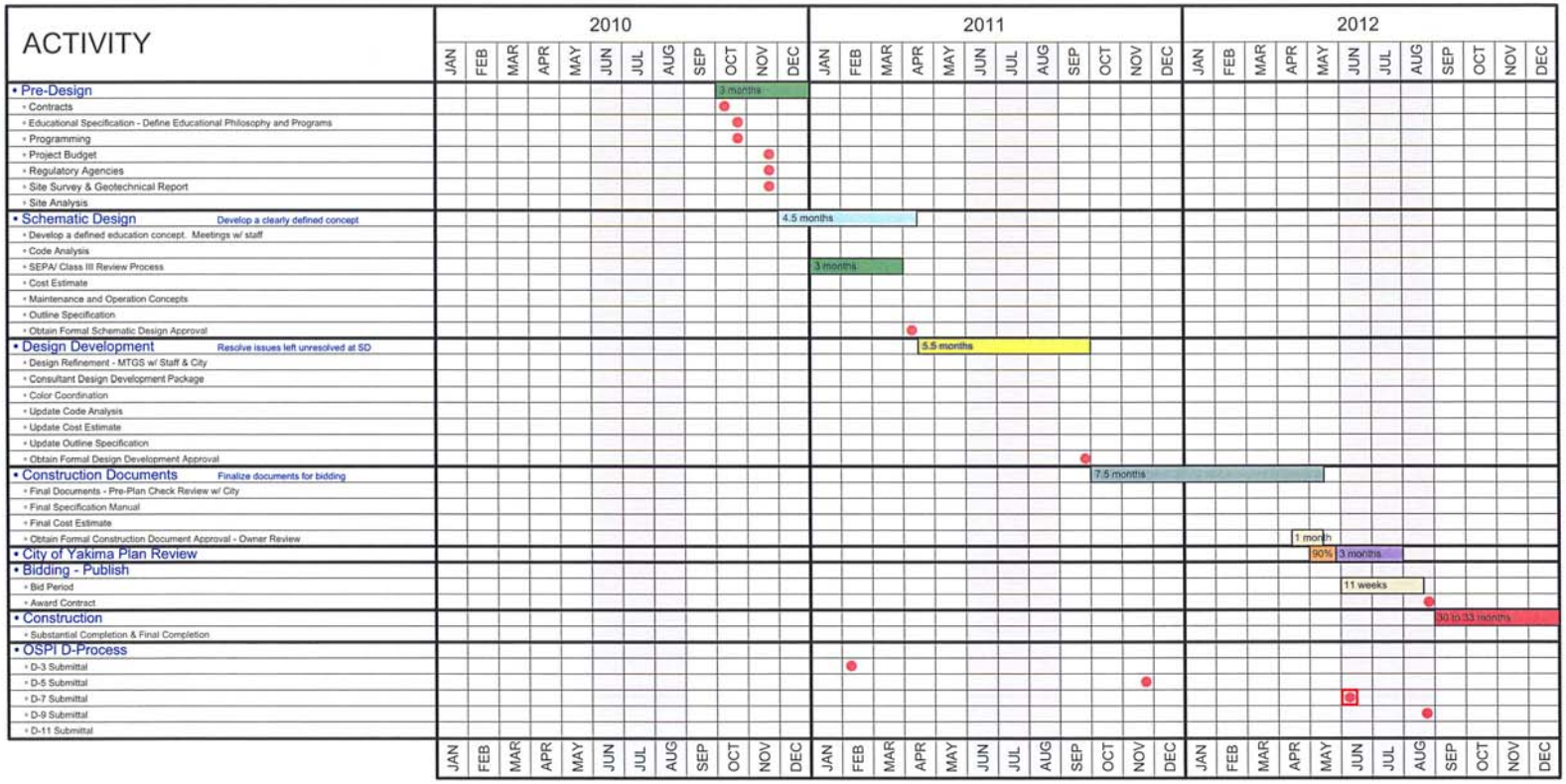
ATTACHMENT "A"
Schedule

A.C. DAVIS HS MODERNIZATION & ADDITIONS PROJECT

PROJECT SCHEDULE (PRELIMINARY) 10-27-2010

YAKIMA PUBLIC SCHOOLS

LOOFBURROW WETCH ARCHITECTS



A.C. DAVIS HS MODERNIZATION & ADDITIONS PROJECT

PROJECT SCHEDULE (PRELIMINARY) 10-27-2010

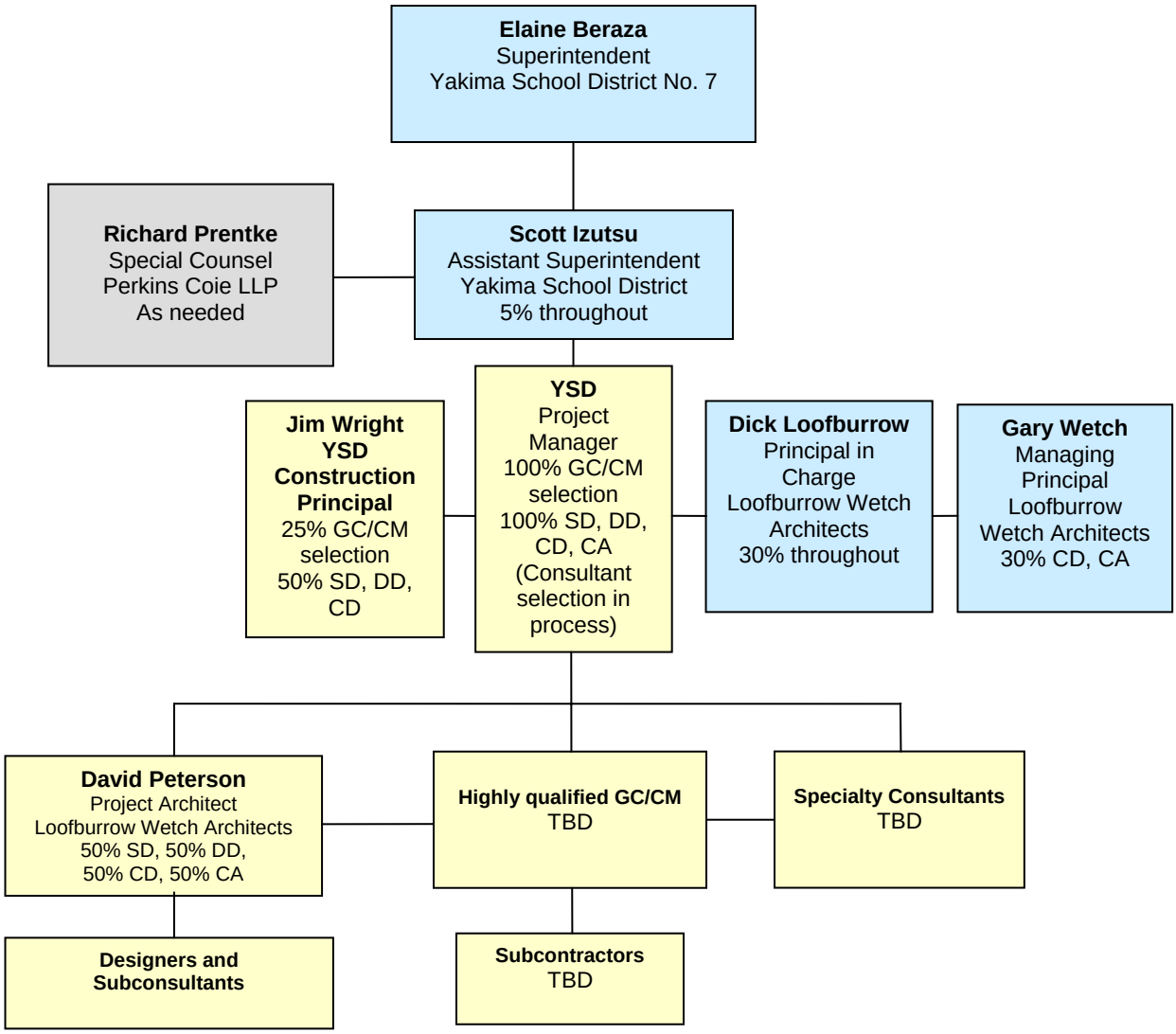
YAKIMA PUBLIC SCHOOLS

LOOFBURROW WETCH ARCHITECTS

ACTIVITY	2013												2014												2015											
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
• Pre-Design																																				
◦ Contracts																																				
◦ Educational Specification - Define Educational Philosophy and Programs																																				
◦ Programming																																				
◦ Project Budget																																				
◦ Regulatory Agencies																																				
◦ Site Survey & Geotechnical Report																																				
◦ Site Analysis																																				
• Schematic Design — Develop a clearly defined concept																																				
◦ Develop a defined education concept. Meetings w/ staff																																				
◦ Code Analysis																																				
◦ SEPA/ Class III Review Process																																				
◦ Cost Estimate																																				
◦ Maintenance and Operation Concepts																																				
◦ Outline Specification																																				
◦ Obtain Formal Schematic Design Approval																																				
• Design Development — Resolve issues left unresolved at SD																																				
◦ Design Refinement - MTGS w/ Staff & City																																				
◦ Consultant Design Development Package																																				
◦ Color Coordination																																				
◦ Update Code Analysis																																				
◦ Update Cost Estimate																																				
◦ Update Outline Specification																																				
◦ Obtain Formal Design Development Approval																																				
• Construction Documents — Finalize documents for bidding																																				
◦ Final Documents - Pre-Plan Check Review w/ City																																				
◦ Final Specification Manual																																				
◦ Final Cost Estimate																																				
◦ Obtain Formal Construction Document Approval - Owner Review																																				
• City of Yakima Plan Review																																				
• Bidding - Publish																																				
◦ Bid Period																																				
◦ Award Contract																																				
• Construction																																				
◦ Substantial Completion & Final Completion																														75 days						
• OSPI D-Process																																				
◦ D-3 Submittal																																				
◦ D-5 Submittal																																				
◦ D-7 Submittal																																				
◦ D-9 Submittal																																				
◦ D-11 Submittal																																				
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC

ATTACHMENT “B”

Project Organization Chart



ATTACHMENT "C"

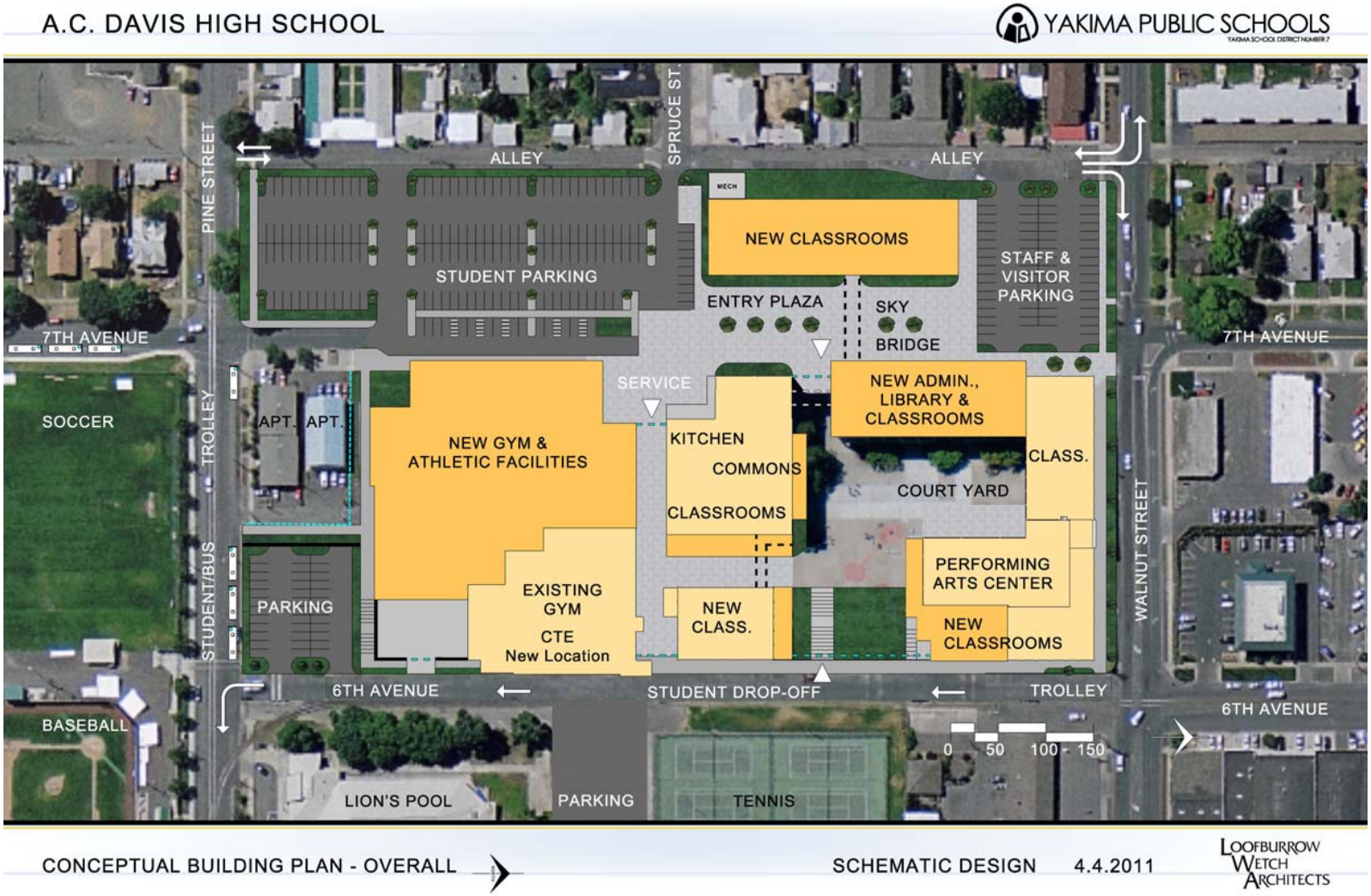
Public Project Experience

Yakima School District - Construction History (6 years)

Project #	Project Name	Project Description	Contracting Method	Planned Start	Planned Finish	Actual Start	Actual Finish	Planned Budget	Actual Budget	Reason for Budget or schedule overrun
1	Davis Chiller	Replace failing chiller	D-B	Jul-05	Oct-07	Jul-05	Nov-07	$1,307,300	$1,307,300	Debris in loop needed to be flushed out.
2	YV Tech Phase I	New Building	D-B-B	Mar-06	Aug-09	Mar-06	Oct-09	$16,844,600	$16,844,600	Delay in steel delivery.
3	Portable Classrooms w/ Records Vault	New portables: (1) Washington MS; (1) Discovery Lab; (1) Central Services	D-B	Jun-06	Sep-06	Jun-06	Sep-06	$280,000	$291,400	Added vault to one portable.
4	Washington and Franklin Track	Install new track.	D-B	Jun-06	Aug-06	Jun-06	Aug-06	$176,700	$176,700	N/A
5	Stanton Remodel	Remodel, Roofing, HVAC sytem, Culinary Arts, CTE Carpentry Shop, Network and Watermain	D-B-B	Aug-06	Dec-06	Aug-06	Feb-07	$194,400	$194,400	Authorized additions to project.
6	District Wide HVAC Replacement and Upgrades	Chiller replacements at MLK & Franklin. Davis steam pipe replacement and Ridgeview controls.	D-B-B	Mar-08	Aug-08	Mar-08	Aug-08	$600,000	$539,200	N/A
7	Math & Science Center Remodel	Complete remodel.	D-B-B	Mar-08	Dec-08	Mar-08	Dec-08	$596,700	$616,700	Authorized additions to project.
8	Re-Roof Projects	Eisenhower & Davis	D-B	Jun-08	Aug-08	Jun-08	Aug-08	$352,700	$352,700	N/A
9	Re-Roof Projects	Garfield, Resource Center, McKinley	D-B	Jun-09	Aug-09	Jun-09	Aug-09	$252,00	$252,000	N/A
10	Barge Lincoln	Document storage building 1200 sq.ft.	D-B-B	Apr-10	Jun-10	Apr-10	Jun-10	$60,100	$60,100	N/A
11	Roofing Replacements & Restoration District	Central Services, Robertson, Garfield, McKinley & Resource Center	D-B	Jun-10	Aug-10	Jun-10	Aug-10	$240,000	$240,000	N/A
12	Garfield	Sidewalk and street improvements for student safety.	D-B-B	Jun-10	Aug-10	Jun-10	Aug-10	$240,000	$232,300	N/A
13	Hoover	New flooring, and removal of asbestos.	D-B-B	Jun-10	Aug-10	Jun-10	Aug-10	$270,000	$259,500	N/A
14	Nob Hill Energy Grant	Envelope upgrade, new HVAC, Lighting and Electrical	D-B	Feb-11	Aug-11	Feb-11	Aug-11	$1,613,100	$1,613,100	N/A
15	Hoover Energy Grant	Envelope upgrade, new HVAC, Lighting and Electrical	D-B	Feb-11	Aug-11	Feb-11	Aug-11	$2,138,300	$2,138,300	N/A
16	Garfield Energy Grant	Upgrade Lighting and Electrical, New HVAC	D-B	Feb-11	Aug-11	Feb-11	Aug-11	$935,500	$935,500	N/A
17	McKinley Energy Grant	Upgrade Lighting and Electrical, New HVAC	D-B	Feb-11	Aug-11	Feb-11	Aug-11	$935,500	$935,500	N/A

ATTACHMENT “D”

Site Plan and Preliminary Drawings



A.C. DAVIS HIGH SCHOOL

YAKIMA PUBLIC SCHOOLS

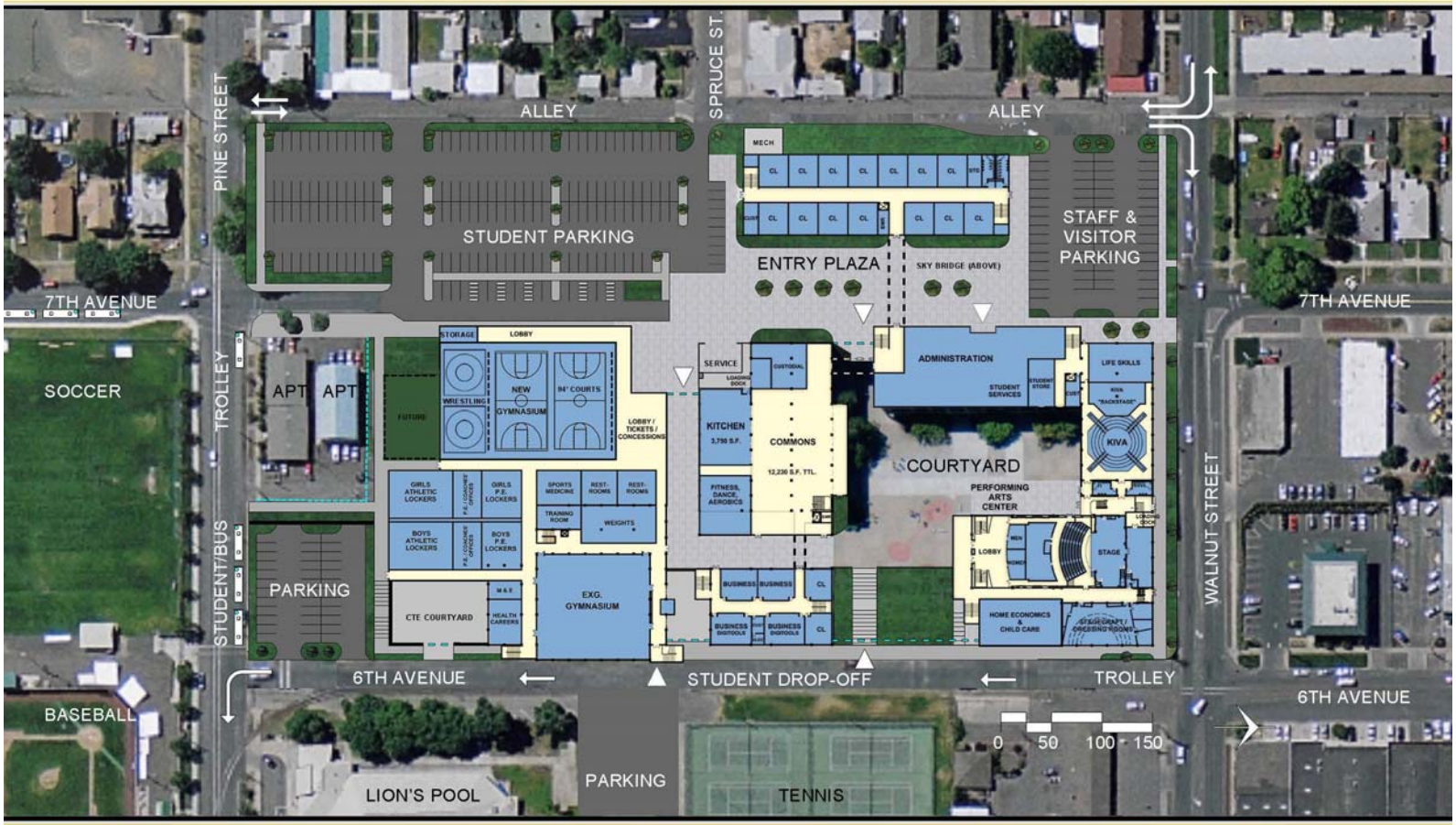
CONCEPTUAL BUILDING PLAN - LOWER LEVEL

SCHEMATIC DESIGN 4.4.2011

LOOFBURROW WETCH ARCHITECTS

A.C. DAVIS HIGH SCHOOL

YAKIMA PUBLIC SCHOOLS
YAKIMA SCHOOL DISTRICT NUMBER 7



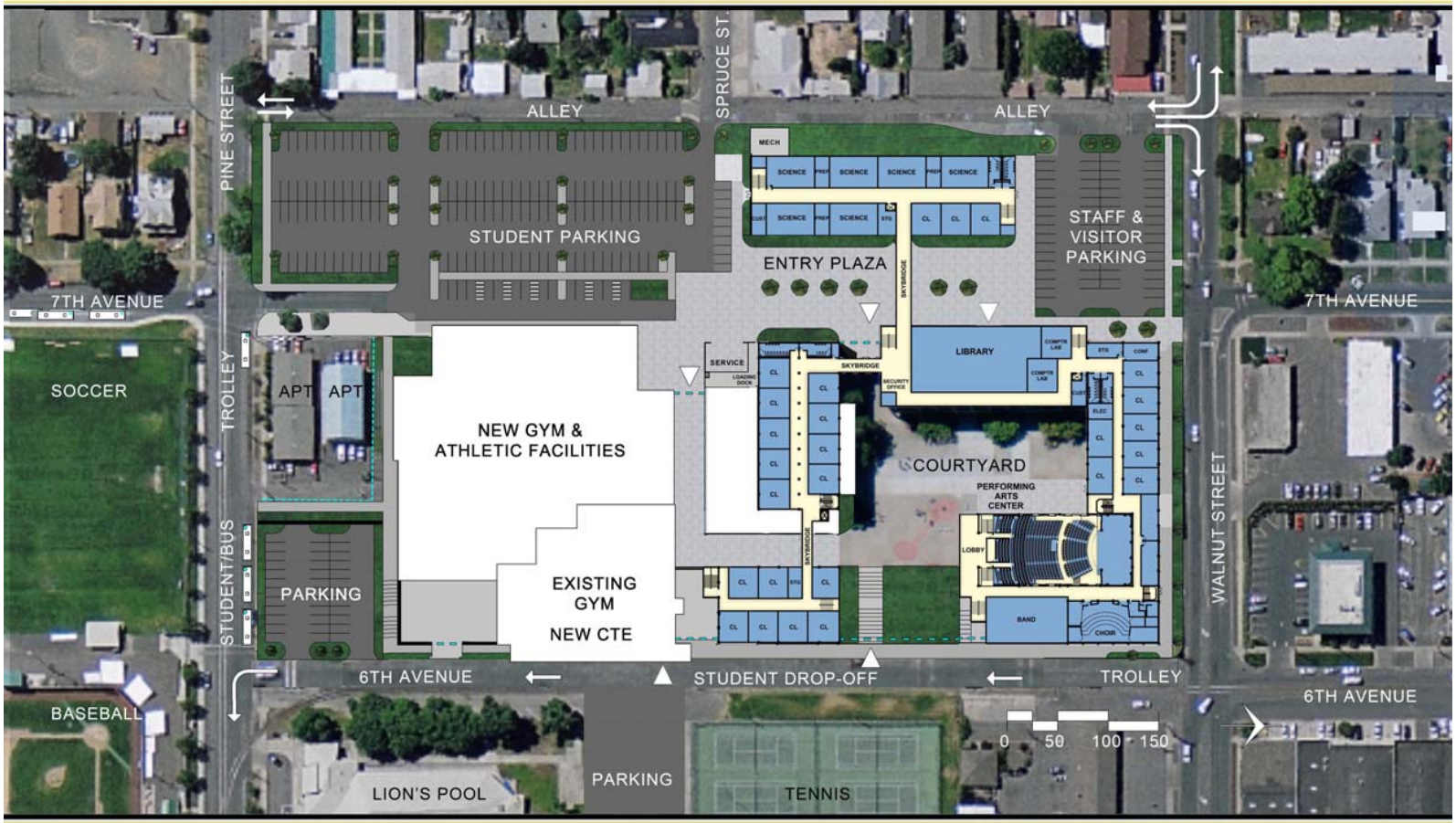
CONCEPTUAL BUILDING PLAN - FIRST FLOOR

SCHEMATIC DESIGN 4.4.2011

LOOFBURROW WETCH ARCHITECTS

A.C. DAVIS HIGH SCHOOL

YAKIMA PUBLIC SCHOOLS
YAKIMA SCHOOL DISTRICT NUMBER 7



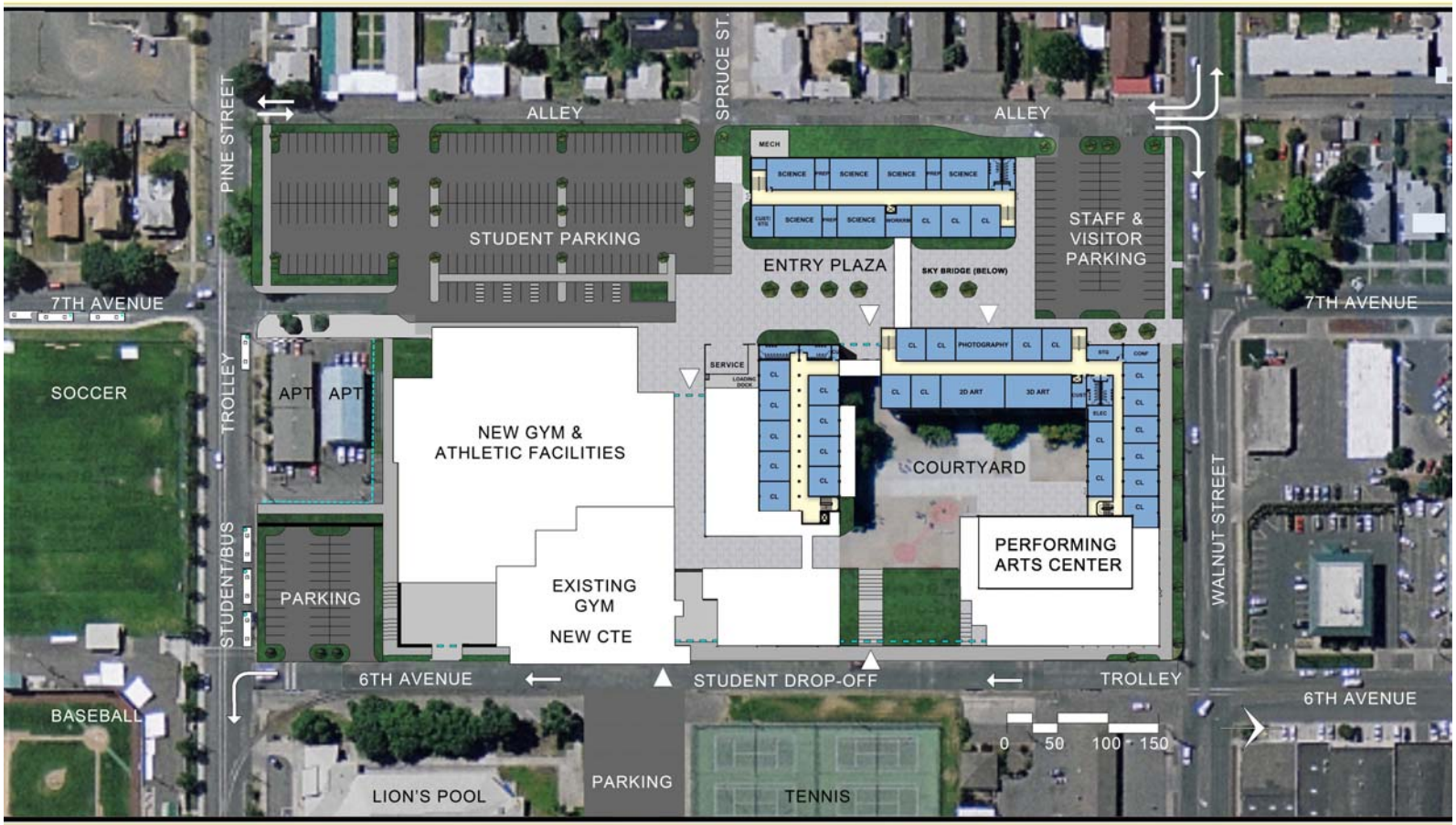
CONCEPTUAL BUILDING PLAN - SECOND FLOOR

SCHEMATIC DESIGN 4.4.2011

LOOFBURROW WETCH ARCHITECTS

A.C. DAVIS HIGH SCHOOL

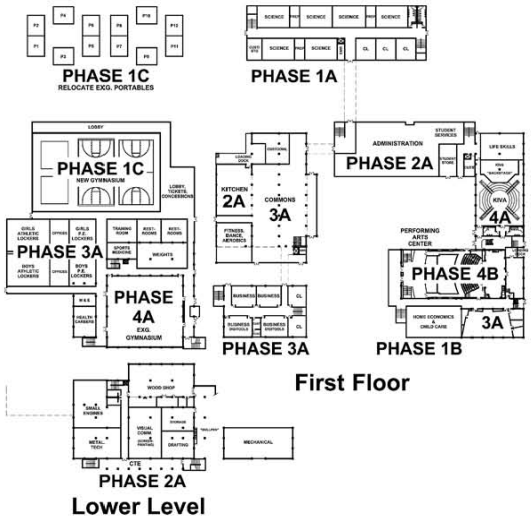
YAKIMA PUBLIC SCHOOLS
YAKIMA SCHOOL DISTRICT NUMBER 7

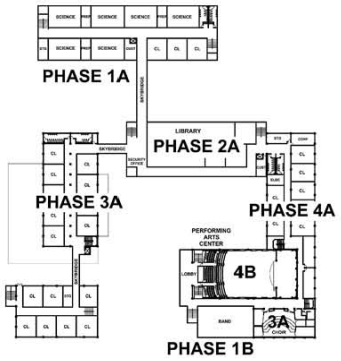


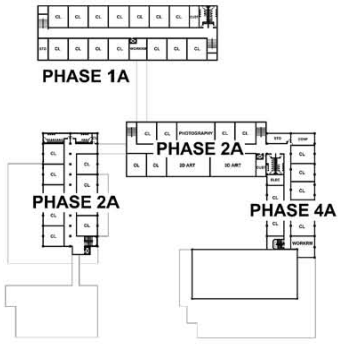
CONCEPTUAL BUILDING PLAN - THIRD FLOOR

SCHEMATIC DESIGN 4.4.2011

LOOFBURROW WETCH ARCHITECTS


PHASE 1C
RELOCATE EXG. PORTABLES
PHASE 1A
PHASE 1C
NEW GYMNASIUM
PHASE 2A
KITCHEN
2A
COMMONS
3A
PHASE 3A
PHASE 4A
EXG.
GYMNASIUM
PHASE 4B
PHASE 1B
First Floor
PHASE 2A
Lower Level


PHASE 1A
PHASE 2A
PHASE 3A
PHASE 4A
PHASE 4B
PHASE 1B
Second Floor


PHASE 1A
PHASE 2A
PHASE 2A
PHASE 4A
Third Floor